



The Loxley

4 bedroom home

The Loxley is a spacious four bedroom home, with bright living spaces you'll love. Step straight through the welcoming hallway and you'll find a generous open plan kitchen, dining and family area with a beautifully glazed pod that lets light pour in. With French doors leading out into the garden, it's made for entertaining and spending time together. There's a relaxing living room with views over the front garden and a separate study that makes the perfect hideaway when you need to work from home. There's also a useful utility room and downstairs cloakroom.

Up on the first floor, the principal bedroom has its own en-suite and built-in wardrobe. Three further bedrooms share a modern family bathroom with bath and separate shower cubicle.



Features

- Open plan dining kitchen with family area looking onto rear garden
- Inviting lounge
- Useful utility room
- Study or extra family room
- Principal bedroom with en-suite
- Built-in wardrobes to three bedrooms
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

Room Dimensions

Ground Floor

Lounge	15'8" x 11'6"	4.80m x 3.51m
Study	7'5" x 6'6"	2.28m x 2.00m
Kitchen/Dining/ Family	27'1" x 11'10" (max) 7'10" (min)	8.28m x 3.62m (max) 2.40m (min)
Utility	8'1" x 6'0"	2.48m x 1.83m
Cloakroom	7'5" x 3'7"	2.28m x 1.11m

First Floor

Bedroom 1	12'3" x 11'6"	3.75m x 3.51m
En-suite	7'4" x 4'11"	2.26m x 1.50m
Bedroom 2	11'6" x 10'3"	3.51m x 3.13m
Bedroom 3	13'0" x 6'11"	3.98m x 2.11m
Bedroom 4	9'8" x 8'4"	2.95m x 2.54m
Bathroom	8'4" x 7'11"	2.54m x 2.42m

